

\$739,900 - 67 Ambleridge Common Nw, Calgary

MLS® #A2268872

\$739,900

5 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.07 Acres

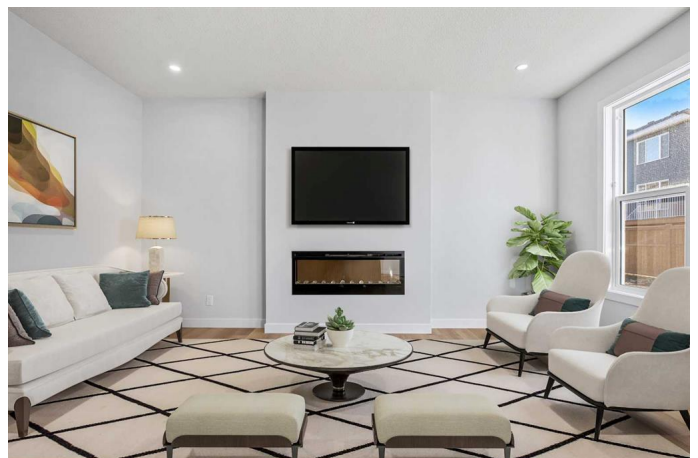
Ambleridge, Calgary, Alberta

Set on a west-facing backyard homesite in the emerging community of Ambleridge, this home showcases a thoughtful balance of design, functionality, and modern comfort. This beautifully appointed home is tailored for growing families, multi-generational living, or anyone seeking elevated style paired with everyday convenience.

The main floor welcomes you with an open and versatile layout featuring a flex room and full bathroom, ideal for guests, extended family, or a home office. The kitchen is a true culinary centerpiece, complete with quartz countertops, full-height cabinetry, and a dedicated spice kitchen with a gas line—a perfect combination for home chefs who love to cook and entertain. The adjoining great room is bright and inviting, anchored by an electric fireplace and pot lights that create a warm and welcoming ambiance.

Upstairs, a central bonus room offers a comfortable space for family movie nights or a private retreat. The 4-bedroom upper floor layout is designed with flexibility in mind, featuring dual ensuite bedrooms, making it ideal for larger households or guests. The owner's suite provides a luxurious escape with a 5-piece ensuite, including dual sinks, a soaker tub, a walk-in shower, and a spacious walk-in closet.

Practicality meets potential with a separate



side entrance leading to a roughed-in basement, ready for future development or an income-generating suite (subject to municipal approval). The 9â€™™ foundation ensures spaciousness and natural light in the lower level, creating endless possibilities for customization.

With its west-facing backyard, this home is perfectly positioned to capture Calgaryâ€™™s beautiful evening lightâ€”ideal for summer barbecues, gardening, or simply relaxing outdoors. Combining premium finishes, smart design, and exceptional livability, this home delivers the space, style, and flexibility that todayâ€™™s buyers are looking for in a modern family home. Don't miss out - visit the showhome today!

Built in 2025

Essential Information

MLS® #	A2268872
Price	\$739,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,152
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	67 Ambleridge Common Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 2L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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